

PB# 05-01

**Weygant & Orlando
(LLC)**

50-2-2,4,20

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY

DATE: 3-14-05

P.B. #05-01 WEYGANT & ORLANDO
LL CHG - FORGE HILL ROAD (HILDRETH)

Map Number 203-05 City X Town New Windsor Village 12005
Section 50 Block 2 Lot 4+
Title: Wygant + Orlando
Dated: 1/13/2005 Filed: 3/18/2005
Approved by: James Petro Jr.
on March 14, 2005
Record Owner: Fred C. Wygant Jr. + Kathryn K. Wygant +
Francis Orlando III + Rebecca A. Orlando
DONNA L. BENSON
Orange County Clerk

1 sheet = \$10
3 extra 3
\$13

RECORDED/FILED
03/18/2005/ 10:31:32
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY

FILE # 20050029733
MP / BK 02005 PG 0263
RECORDING FEES 13.00
Receipt#393836 joanned



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/17/2005

PAGE:

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 5-1

NAME: WYGANT & ORLANDO LOT LINE CHANGE PA2004-1159

APPLICANT: FRED WYGANT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/07/2005	REC CK. #3417	PAID		150.00	
01/12/2005	P.B. ATTY. FEE	CHG	35.00		
01/12/2005	P.B. MINUTES	CHG	33.00		
03/10/2005	P.B. ENGINEER	CHG	168.30		
03/16/2005	REC. CK. #3514	PAID		86.30	
		TOTAL:	236.30	236.30	0.00

Rec'd

h

3/21/05

P.B. # 05-01
Approval fee

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#254-2005

03/21/2005

Orlando III, Francis
5 Forge Hill Rd.
New Windsor, NY 12553

Received \$ 150.00 for Planning Board Fees, on 03/21/2005. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/17/2005

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 5-1

NAME: WYGANT & ORLANDO LOT LINE CHANGE PA2004-1159
APPLICANT: FRED WYGANT

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/14/2005	PLANS STAMPED	APPROVED
01/12/2005	P.B. APPEARANCE	LA:ND WVE PH APR CON
	. APPROVED CONDITIONALLY -	SEND TO O.C. PLANNING - CORRECT
	. BULK TABLES.	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/17/2005

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 5-1

NAME: WYGANT & ORLANDO LOT LINE CHANGE PA2004-1159

APPLICANT: FRED WYGANT

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/07/2005	EAF SUBMITTED	01/07/2005	WITH APPLIC
ORIG	01/07/2005	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	01/07/2005	LEAD AGENCY DECLARED	01/12/2005	TOOK LA
ORIG	01/07/2005	DECLARATION (POS/NEG)	01/12/2005	DECL NEG DEC
ORIG	01/07/2005	SCHEDULE PUBLIC HEARING	/ /	
ORIG	01/07/2005	PUBLIC HEARING HELD	/ /	
ORIG	01/07/2005	WAIVE PUBLIC HEARING	01/12/2005	WAIVED PH
ORIG	01/07/2005	PRELIMINARY APPROVAL	/ /	
ORIG	01/07/2005		/ /	
ORIG	01/07/2005	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/17/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 5-1

NAME: WYGANT & ORLANDO LOT LINE CHANGE PA2004-1159
APPLICANT: FRED WYGANT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/10/2005	APPROVAL FEE	CHG	150.00		
03/16/2005	REC. CK. #3513	PAID		150.00	
		TOTAL:	150.00	150.00	0.00



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE PLANNING BOARD

March 15, 2005

William Hildreth, LS
407 South Plank Road - Unit 3
Newburgh, NY 12550

ATTN: WILLIAM HILDRETH, L.S.

SUBJECT: P.B. #05-01 - WEYGANT / ORLANDO

Dear Mr. Hildreth: *Bill*

Please find attached printouts of fees due for subject project. .

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....	\$	150.00
Check #2 - Amount over Escrow (copy attached).....	\$	86.30

The plans are stamped and signed approved. Upon receipt of these checks, plans will be released to you for filing with the County.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/15/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
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FOR PROJECT NUMBER: 5-1

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APPLICANT: FRED WYGANT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/07/2005	REC CK. #3417	PAID		150.00	
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03/10/2005	P.B. ENGINEER	CHG	168.30		
		TOTAL:	236.30	150.00	86.30

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/15/2005

PAGE: 1

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--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/10/2005	APPROVAL FEE	CHG	150.00		
			-----	-----	-----
		TOTAL:	150.00	0.00	150.00

AS OF: 03/10/2005

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 5- 1

FOR WORK DONE PRIOR TO: 03/10/2005

										-----DOLLARS-----	
TASK-NO	REC	--DATE--	TRAN	FMPI	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP	BILLED	BALANCE
5-1	247993	03/01/04	TIME	MJE	WS WYGANT/ORLANDO L/I	99.00	0.40	39.60			
5-1	261004	01/11/05	TIME	MJE	MC WYGANT-ORLANDO L/I	99.00	0.50	49.50			
5-1	264840	02/15/05	TIME	MJE	MC OODP REF ORLANDO	99.00	0.50	49.50			
								138.60			
5-1	265966	02/28/05			BILL 05-343					-138.60	
										-138.60	
5-1	266661	03/02/05	TIME	MJE	MC ORLANDO LL W/M	99.00	0.30	29.70			
TASK TOTAL								168.30	0.00	-138.60	29.70
GRAND TOTAL								168.30	0.00	-138.60	29.70

REGULAR ITEMS:

WYGANT & ORLANDO LOT LINE CHANGE (05-01)

Mr. William Hildreth appeared before the board for this proposal.

MR. PETRO: Under regular items we have Wygant and Orlando lot line change on Forge Hill Road represented by Bill Hildreth. How are you? I haven't seen you in a while. Residential lot line change.

MR. HILDRETH: That's it.

MR. PETRO: Application involves lot line change between lot 4 and lot 2 conveying approximately 2,500 square feet to Orlando. That application also combines lot 20 with lot 4, both owned by Wygant, property is located in an R-3 zoning District of the town, bulk requirements shown on the plan are correct for the zone and residential use, both lots are currently developed. Planning board may wish to assume lead agency under the SEQRA review. We'll do that. Why don't you give us an update?

MR. HILDRETH: You just stole my speech, that's it, these are two neighbors, it involves three tax lots, it's a 50 x 50 foot chunk, tax lot 4 which is in the middle because it used to be or it is L-shaped and they just want to give it to this one next door, these two lots that front on Forge Hill Road will now be the same size, same shape, then the garage lot over here is going to be combined with Mr. Wygant's remaining lot to form one tax. So you're going to have three tax lots become two, the smaller one becomes a little bit larger.

MR. PETRO: What's the purpose of this?

MR. HILDRETH: It's just to give this lot more room, it

has no back yard, there's no proposed improvements or development of that.

MR. PETRO: We're not changing a thing on the plan other than removing those couple lines that you have X'd out here?

MR. HILDRETH: Out on the ground you'll never know the difference.

MR. PETRO: Usually the way, right? Motion for lead agency.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and second that the New Windsor Planning Board declare itself lead agency for the Wygant/Orlando lot line change on Forge Hill Road. Any further comments? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: The planning board should discuss if a public hearing will be necessary for this minor subdivision.

MR. ARGENIO: I think in my opinion that we should waive the public hearing on this, Mr. Chairman.

MR. PETRO: This is all, what's the surrounding zone?

MR. HILDRETH: It's all R-3, it's a very, you know,

contiguous I guess you'd say neighborhood. All the lots are pretty much the same size. This will be right in line with everything else. It's a well-established neighborhood, been there a long time.

MR. PETRO: Motion to waive the public hearing.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Wygant/Orlando minor lot line change on Forge Hill Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Motion for negative dec.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec under the SEQRA process for the Wygant/Orlando lot line change. Any discussion? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MASON	AYE

January 12, 2005

8

MR. KARNAVEZOS AYE
MR. ARGENIO AYE
MR. PETRO AYE

MR. PETRO: Effective September 1st, Bill, 2004, Orange County Planning Department resumes review of all projects as you're aware I'm sure all projects within 500 foot distance requirements of the state statute so this will be forwarded there.

MR. HILDRETH: It wasn't forwarded when the application went into the Town?

MR. EDSALL: No, it hasn't been forwarded over yet, I don't know whether or not you care to make this subject to hearing back from them as Bill said.

MR. HILDRETH: What's the turnaround been?

MR. PETRO: Within 30 days.

MR. EDSALL: It's a very minor action.

MR. PETRO: We'll do a subject back because 99.9% are local determination.

MR. HILDRETH: If it's subject to then we don't have to come back?

MR. PETRO: No.

MR. ARGENIO: That's a county road?

MR. EDSALL: The only reason is because of its proximity to the County road and the State highway, otherwise we wouldn't be sending it.

MR. HILDRETH: It's back to the old rules 500 feet, right?

MR. EDSALL: Exactly.

MR. PETRO: Just started it again, I don't know why they want to see things like this when you're clogging up.

MR. HILDRETH: That's why they quit because they didn't want to see things like this.

MR. EDSALL: One other condition could be just to expand the bulk table to show pre and post conditions and I'll work with Bill on that.

MR. HILDRETH: Okay, I thought I covered that.

MR. PETRO: Do any members have anything you want to say on this? If not, entertain a motion, I can do the subject-tos for final.

MR. ARGENIO: Make a motion for final approval for Wygant/Orlando lot line change subject to what the chairman is going to read into the minutes in a minute.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Wygant/Orlando lot line change subject to hearing back from OCPD where local determination or no other comment and pre and post positions on the lines that Mark needs, they have to be added on the plan and he has to agree on it. Okay? And that's it. Anything else from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE

January 12, 2005

10

MR. PETRO

AYE



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 AIRPORT CENTER DRIVE
SUITE 202
NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:
MJE@MHEPC.COM

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: WYGANT – ORLANDO LOT LINE CHANGE
PROJECT LOCATION: FORGE HILL ROAD
SECTION 50 – BLOCK 2 – LOT 2, 4 & 20
PROJECT NUMBER: 05-01
DATE: 12 JANUARY 2005
DESCRIPTION: THE APPLICATION INVOLVES A LOT LINE CHANGE BETWEEN LOT 4 (WYGANT) AND LOT 2 (ORLANDO) CONVEYING APPROXIMATELY 2500 sf TO ORLANDO. THE APPLICATION ALSO COMBINES LOT 20 WITH LOT 4 (BOTH OWNED BY WYGANT).

1. The property is located in the R-3 zoning district of the Town. The bulk requirements shown on the plan are correct for the zone and residential use. Both lots are currently developed.

The bulk table should provide area values for each lot (#2 & #4) before and after the lot line change. Based on the lot line change in conjunction with the lot combination, both lots appear to be increasing in area, notwithstanding the fact that both resultant lots will not be in compliance with current bulk requirements.

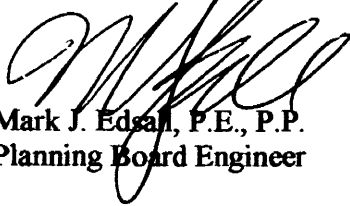
2. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
3. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Section 257-13 (A) of the Subdivision Regulations.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

REGIONAL OFFICES

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

5. Effective September 1, 2004, the Orange County Planning Department resumed review of all projects and actions that meet the requirements of New York State General Municipal Law (GML 239). Effectively, all projects within 500-foot distance requirements of the State statute (to municipal boundaries; county or state park; county or state highway; county drainage channel or right-of-way; county or state property with a building; or farm operation in an agricultural district) must again be referred to the OCPD for review. This project fronts on the County Highway, and must be forwarded.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW05-01-12Jan05.doc

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/07/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 5-1

NAME: WYGANT & ORLANDO LOT LINE CHANGE PA2004-1159

APPLICANT: FRED WYGANT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/07/2005	REC CK. #3417	PAID		150.00	
		TOTAL:	0.00	150.00	-150.00

 1/12/05

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#47-2005

01/12/2005

Orlando III, Francis

Received \$ 75.00 for Planning Board Fees, on 01/12/2005. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PB 05-01 application



COUNTY OF ORANGE

EDWARD A. DIANA
COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

124 MAIN STREET
GOSHEN, NEW YORK 10924-2124
TEL: (845)291-2318 FAX: (845)291-2533
www.orangecountygov.com
planning@co.orange.ny.us

DAVID E. CHURCH, AICP
COMMISSIONER

ORANGE COUNTY DEPARTMENT OF PLANNING 239 L, M OR N REPORT

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by: New Windsor PB

Reference No.: NWT 02-05N

Parcel I.D.: 50-2-2; 4; 20

Applicant: Wygant & Orlando

Proposed Action lot line changes

State, County, Inter-municipal Basis for Review: Within 500 ft of CO Rt 74

Comments: The Department has received the above-application. We offer the following:

- The action will have no major impact upon State or County facilities nor have any significant inter-municipal issues.
- It is also consistent with the County Comprehensive Plan and local laws.
- Having no further comments, from a County perspective, the Department has no further comments and recommends that the Board proceed with its decision-making review process.

Related Reviews and Permits:

County Action:

Local Determination

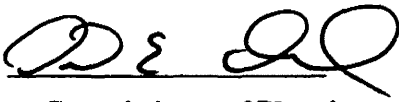
Disapproved

Approved

Approved subject to the following modifications and/or conditions:

Date: February 24, 2005

Reviewed By: Kathy V. Murphy, Planner


Commissioner of Planning



RESULTS OF P.B. MEETING OF:

PROJECT: Wygart + Orlando Lot Line Ctg

P.B. # 05-01

LEAD AGENCY:

AUTHORIZE COORD. LETTER: Y N

TAKE LEAD AGENCY: Y ☒ N ☐

M) A S) S VOTE: A 5 N 0

CARRIED: Y ☒ N

NEGATIVE DEC:

M) A S) S VOTE: A 5 N 0

CARRIED: Y ☒ N

PUBLIC HEARING:

WAIVED: ☒

CLOSED:

M) A S) S

VOTE: A 5 N 0

SCHEDULE P.H.: Y N ☒

SEND TO O.C. PLANNING: Y ☒

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: Y N

APPROVAL:

M) A S) S

VOTE: A 5 N 0

APPROVED: 1-12-05

NEED NEW PLANS: Y ☒ N ☐

CONDITIONS - NOTES:

Send to O.C. Plaxing

Correct Bulk tables

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change ☒ Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 50 Block 2 Lots 2, 4 AND 20

BUILDING DEPARTMENT PERMIT NUMBER PA2004 - 1159

1. Name of Project FRED JR. & KATHRYN WYGANT AND FRANCIS & REBECCA ORLANDO LOT LINE CHANGE

2. Owner of Record Tax Lots 4 & 20: FRED & KATHRYN WYGANT Phone 534-8013
Tax Lot 2: FRANCIS & REBECCA ORLANDO Phone 534-1227
Tax Lots 4 & 20 7 Forge Hill Road New Windsor N.Y. 12553
Address: Tax Lot 2: 5 Forge Hill Road New Windsor N.Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant FRED & KATHRYN WYGANT Phone 534-8013
Address: 7 Forge Hill Road New Windsor N.Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan WILLIAM B. HILDRETH, L.S., P.C. Phone 566-6650
Address: 407 South Plank Road Unit 3 Newburgh N.Y. 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney N/A Phone _____
Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

WILLIAM B. HILDRETH 566-6650 566-6693
(Name) (Phone) (fax)

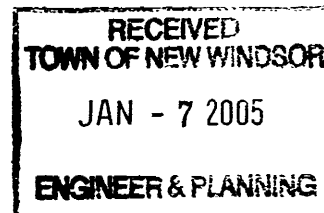
7. Project Location: On the SOUTH side of FORGE HILL ROAD
(Direction) (Street)

8. Project Data: Acreage 0.46 Zone R-3 School Dist. CSD

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

05-1



9. Is this property within Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No ☒

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) TRANSFER 2500 S.F. OF TAX LOT 4 TO TAX LOT 2. COMBINE RE-CONFIGURED TAX LOT 4 WITH TAX LOT 20 TO FORM A SINGLE PARCEL.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no ☒

12. Has a Special Permit previously been granted for this property? yes _____ no ☒

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

Joe Slegant
(OWNER'S SIGNATURE)

2 DAY OF December 2004

(AGENT'S SIGNATURE)

[Signature]
NOTARY PUBLIC

~~Please Print~~ Agent's Name as Signed
Notary Public, State of New York
No. 4943836
Qualified in Orange County
Commission expires 11/7/06

TOWN USE ONLY
RECEIVED
TOWN OF NEW WINDSOR
JAN - 7 2005
ENGINEER & PLANNING

05-1
APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

FRED WYGANT, JR., deposes and says that he resides
(OWNER)
at 7 Forge Hill Road New Windsor in the County of ORANGE
(OWNER'S ADDRESS)
and State of NEW YORK and that he is the owner of property tax map
(Sec. 50 Block 2 Lot 4)
designation number (Sec. 50 Block 2 Lot 20) which is the premises described in
the foregoing application and that he designates:

(Agent Name & Address)

WILLIAM B. HILDRETH L.S., P.C. 407 SOUTH PLANK RD., UNIT 3 NEWBURGH, N.Y. 12550
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICHEVER IS SOONER.**

SWORN BEFORE ME THIS:

****** James S. [Signature]
Owner's Signature (MUST BE NOTARIZED)

2 DAY OF December 2004

Agent's Signature (If Applicable)

[Signature]
NOTARY PUBLIC

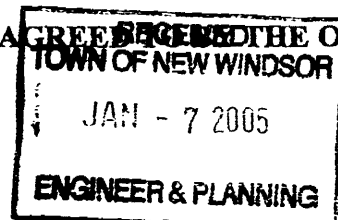
William B. Hildreth
Professional Representative's Signature

**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED BY THE OWNER

Jane C. Scott
Notary Public, State of New York
No. 4943836
Qualified in Orange County
Commission expires 11/7/06

05-1



AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

FRANCIS ORLANDO III

(OWNER)

, deposes and says that he resides

at 5 FORGE HILL ROAD NEW WINDSOR

in the County of ORANGE

(OWNER'S ADDRESS)

and State of NEW YORK

and that he is the owner of property tax map

(Sec. 50 Block 2 Lot 2)

designation number (Sec. _____ Block _____ Lot _____) which is the premises described in the foregoing application and that he designates:

(Agent Name & Address)

WILLIAM B. HILDRETH, L.S., P.C. 407 SOUTH PLANK RD. UNIT 3 NEWBURGH, N.Y. 12550

(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICHEVER IS SOONER.

SWORN BEFORE ME THIS:

[Signature]
Owner's Signature (MUST BE NOTARIZED)

3 DAY OF DECEMBER 2004

KATHLEEN MARKS

Notary Public, State of New York

No. 01MA6054883

Qualified in Orange County

Commission Expires February 12, 2007

[Signature]
NOTARY PUBLIC

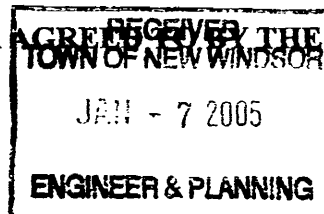
Agent's Signature (If Applicable)

[Signature]

Professional Representative's Signature

**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**


THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED BY THE OWNER

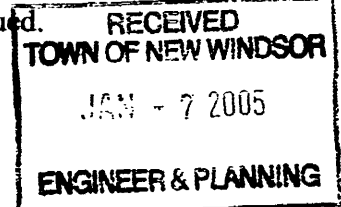


05-1

**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

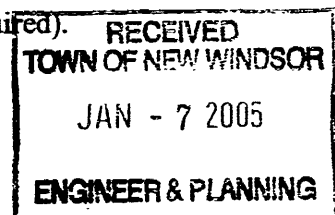
The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ☒ Name and address of Applicant.
 - * 2. ☒ Name and address of Owner.
 3. ☒ Subdivision name and location
 4. ☒ **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**
- SAMPLE:** 
5. ☒ Tax Map Data (Section, Block & Lot).
 6. ☒ Location Map at a scale of 1" = 2,000 ft.
 7. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
 8. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
 9. ☒ Date of plat preparation and/or date of any plat revisions.
 10. ☒ Scale the plat is drawn to and North arrow.
 11. ☒ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
 12. ☒ Surveyor's certificate.
 13. ☒ Surveyor's seal and signature.
 14. ☒ Name of adjoining owners.
 15. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
 - * 16. N/A Flood land boundaries.
 17. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.



18. ✓ Final notes and bounds.
19. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. N/A Include existing or proposed easements.
21. N/A Right-of-way widths.
22. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ✓ Lot area (in square feet for each lot less than 2 acres).
24. N/A Number the lots including residual lot.
25. N/A Show any existing waterways.
- *26. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. ✓ Applicable note pertaining to owner's review and concurrence with plat together with owners signature.
28. N/A Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. N/A Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. N/A Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. N/A Provide A septic system design notes as required by the Town of New Windsor.
32. N/A Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. N/A Indicate percentage and direction of grade.
34. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. N/A Indicate location of street or area lighting (if required).

05-1



REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. n/a Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. n/a A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

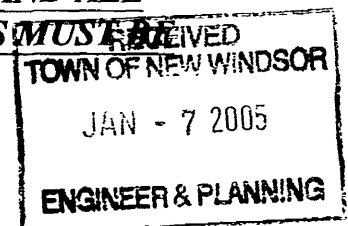
BY: William B. Hildreth L.S. 12/2/04
Licensed Professional Date
No. 49396

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

PLEASE NOTE:

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.



PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR FRED WYGANT, JR.	2. PROJECT NAME FRED JR. & KATHRYN WYGANT AND FRANCIS & REBECCA ORLANDO - LOT LINE CHANGE
3. PROJECT LOCATION: Municipality TOWN OF NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) NO. 5 AND NO. 7 FORGE HILL ROAD TAX MAP SECTION 50 BLOCK 2 LOTS 2, 4 AND 20	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: TRANSFER OF 2500 S.F. OF TAX LOT 4 TO TAX LOT 2. COMBINE RE-CONFIGURED TAX LOT 4 WITH TAX LOT 20 TO FORM A SINGLE PARCEL	
7. AMOUNT OF LAND AFFECTED: Initially 0.46 acres Ultimately 0.46 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: FRED WYGANT, JR. Date: 12/2/04	
Signature: William B. Aldred, L.S. (PREPARED)	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

RECEIVED

TOWN OF NEW WINDSOR

JAN - 7 2005

ENGINEER & PLANNING

2001/02/04
"XX"

ATTACHMENTS

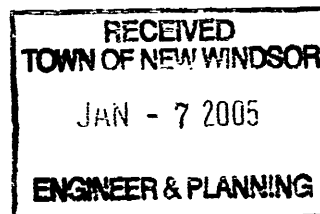
- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

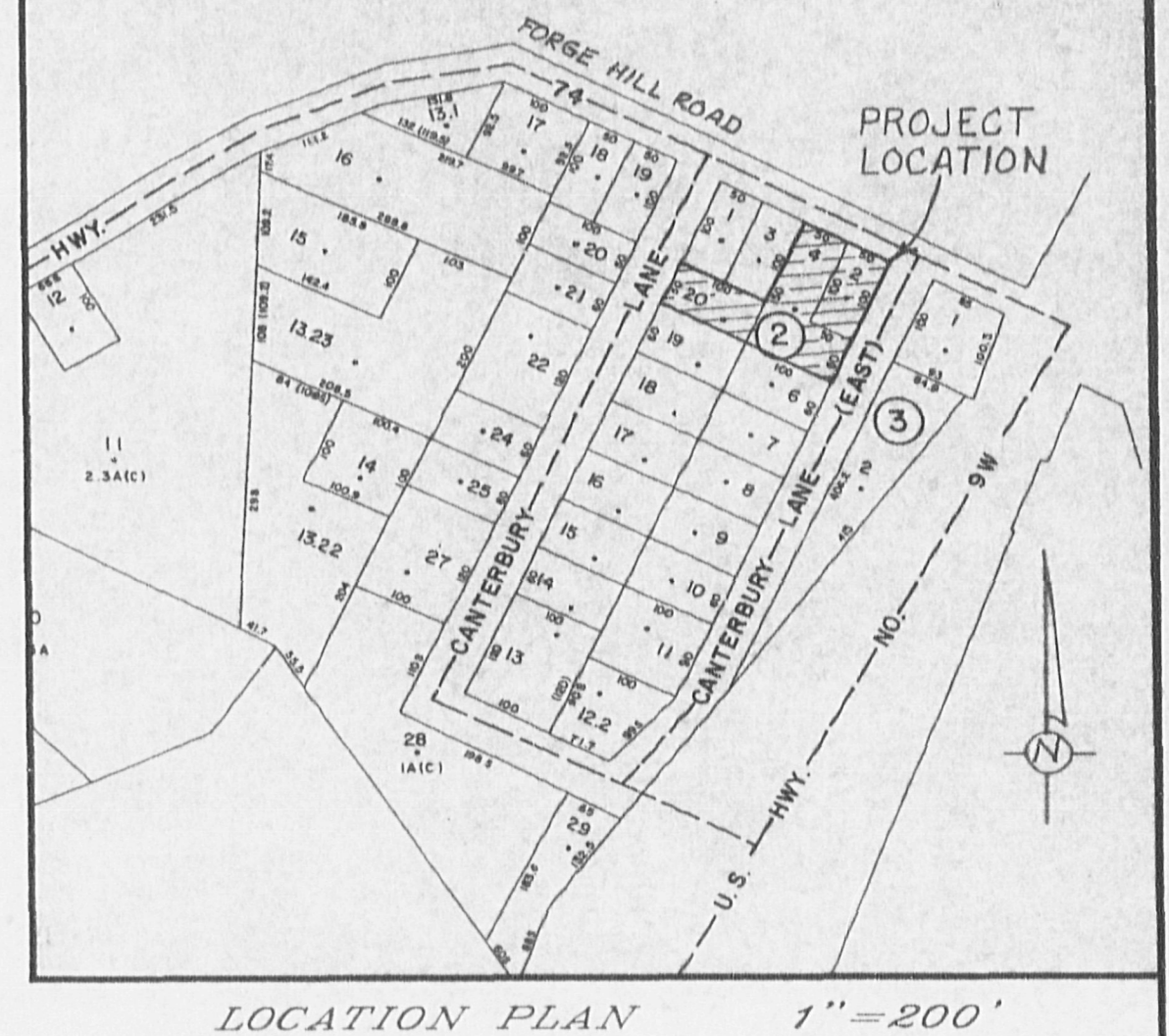
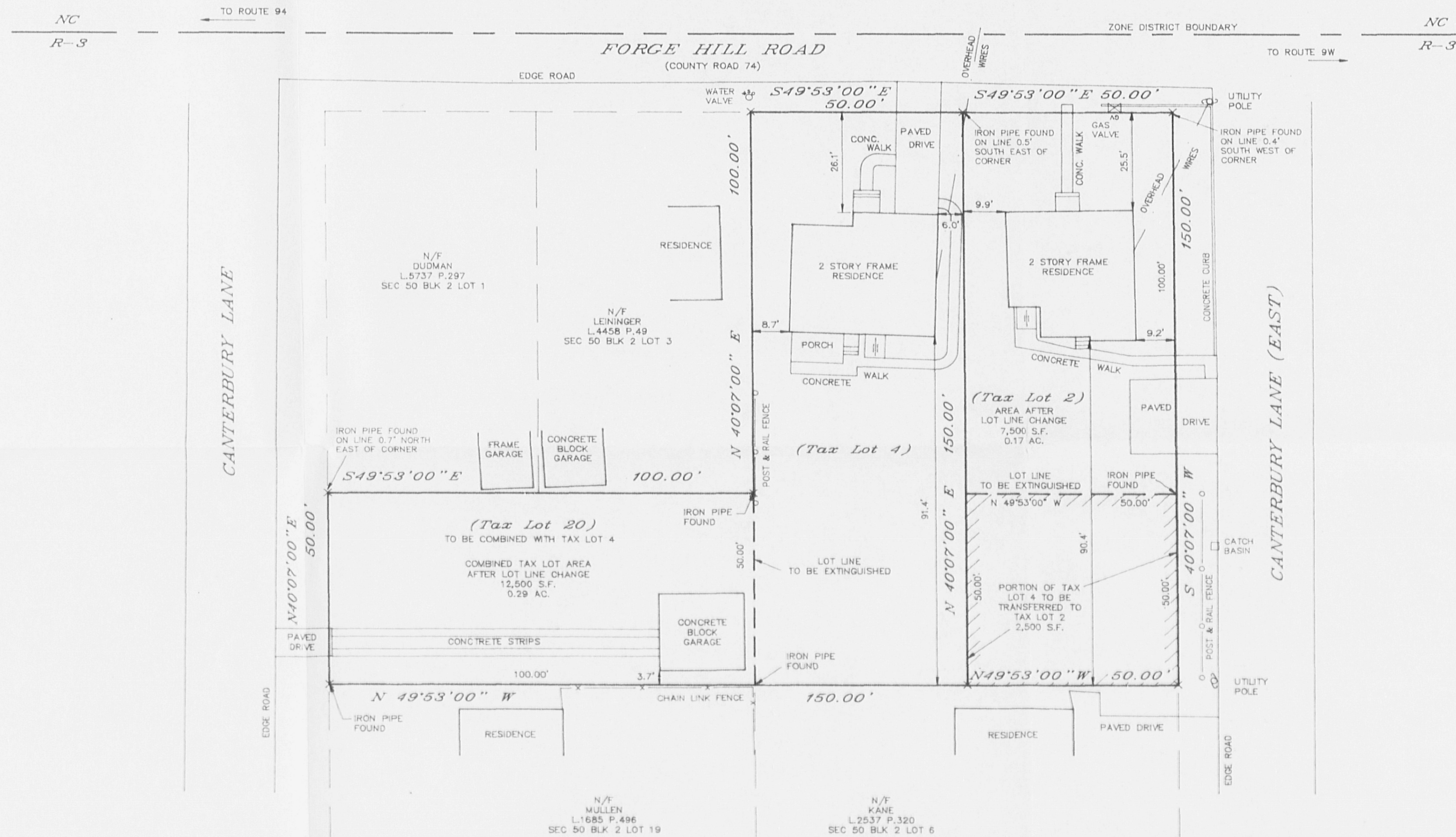
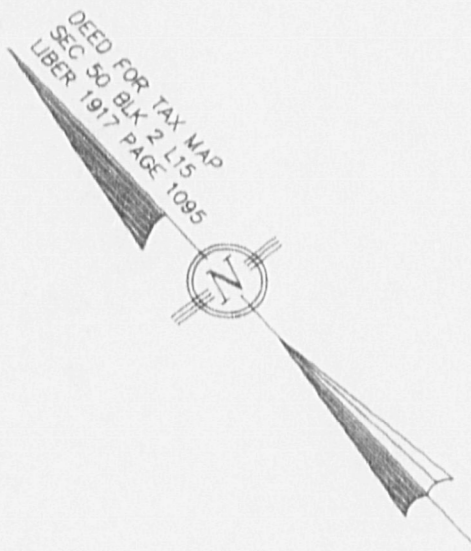
IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

THE PROPERTY INCLUDED IN THIS APPLICATION DOES NOT
LIE IN A FLOOD ZONE.

12/2/04 William B. Hildner L.S.



05-1



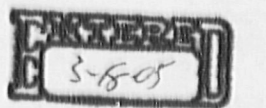
NOTES

1. BEING A LOT LINE CHANGE BETWEEN PARCELS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS AS LOT 2 AND LOT 4 IN SECTION 50 BLOCK 2. RE-CONFIGURED TAX LOT 4 WILL BE COMBINED WITH TAX LOT 20 TO FORM A SINGLE PARCEL.
2. PROPERTY OWNER/APPLICANT TAX LOT 4 AND TAX LOT 20
FRED C. WYGANT, JR. AND KATHRYN K. WYGANT
7 FORGE HILL ROAD
NEW WINDSOR, NEW YORK 12553
PROPERTY OWNER TAX LOT 2
FRANCIS ORLANDO III AND REBECCA A. ORLANDO
5 FORGE HILL ROAD
NEW WINDSOR, NEW YORK 12553
3. DEED OF RECORD TAX LOT 2: LIBER 5308 PAGE 24
DEED OF RECORD TAX LOT 4: LIBER 3534 PAGE 177
DEED OF RECORD TAX LOT 20: LIBER 2142 PAGE 686
4. PROPERTY ZONE: R-3 (SINGLE FAMILY)
PROPERTY IS SERVED BY MUNICIPAL WATER SUPPLY SYSTEM AND INDIVIDUAL SANITARY SEWAGE DISPOSAL SYSTEMS.
5. OFFSETS SHOWN ARE AT RIGHT ANGLES TO THE PROPERTY LINES, UNLESS OTHERWISE NOTED.
6. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.
7. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL LAND SURVEYOR'S INKED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
8. NO CERTIFICATION IS MADE FOR ITEMS NOT VISIBLE AT GROUND SURFACE AT THE TIME OF THE SURVEY.
9. CERTIFICATION SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF, TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
10. THIS SURVEY WAS PREPARED PRIOR TO THE RECEIPT OF A TITLE REPORT OR ABSTRACT OF TITLE AND IS THEREFORE SUBJECT TO EASEMENTS AND OTHER GRANTS NOT VISIBLE, IF ANY.
11. THERE ARE NO IMPROVEMENTS PROPOSED OR REQUIRED AS PART OF THIS LOT LINE CHANGE.

CERTIFICATION

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 5 October 2004 performed in accordance with the code of practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.

CERTIFIED TO: Fred C. Wygant, Jr.
Kathryn K. Wygant
Francis Orlando III
Rebecca A. Orlando



R-3 ZONE BULK TABLE (SINGLE FAMILY)

	REQUIRED	PREVIOUS TAX LOT 2	PROVIDED TAX LOT 2	PREVIOUS TAX LOT 4	PROVIDED AFTER LOT LINE CHANGE COMBINED TAX LOT 4 & 20
LOT AREA	80,000 S.F.	5,000 S.F.	7,500 S.F. **	10,000 S.F.	12,500 S.F. **
LOT WIDTH	175'	50'	50' *	50'	50' *
FRONT YARD SETBACK	45'	9.2' & 25.5'	9.2' & 25.5' *	26.1'	26.1' *
SIDE YARD SETBACK	40' / 80'	9.9'	9.9' *	6.0' / 14.7'	6.0' / 14.7' *
REAR YARD SETBACK	50'	40.4'	90.4' **	91.4'	91.4' *
STREET FRONTAGE	70'	150.0'	200.0'	50.0'	100.0' **
BUILDING HEIGHT	35'	< 35'	< 35'	< 35'	< 35'
FLOOR AREA RATIO	N/A	N/A	N/A	N/A	N/A
UVABLE FLOOR AREA	1200 S.F.	1800± S.F.	1800± S.F.	2000± S.F.	2000± S.F.
DEVELOPMENT COVERAGE	20%	33± %	22± % **	23± %	19± % **

** PRE-EXISTING NON-CONFORMANCE DECREASED BY LOT LINE CHANGE
* PRE-EXISTING NON-CONFORMANCE UNCHANGED BY LOT LINE CHANGE

OWNERS CONSENT (TAX LOTS 4 AND 20)
I HAVE REVIEWED THIS PLAN AND FIND IT ACCEPTABLE

Frederick Wygant, Jr.
OWNER

OWNERS CONSENT (TAX LOT 2)
I HAVE REVIEWED THIS PLAN AND FIND IT ACCEPTABLE

Francis Orlando III
OWNER

PLANNING BOARD APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

MAR 14 2005

By: *[Signature]*
Town Planning Board Chairman

By: *[Signature]*
Town Planning Board Secretary

PLANNING BOARD NO. 05-01

William B. Hildreth
Land Surveying, P.C.
407 SOUTH PLANK ROAD UNIT 3, NEWBURGH, N.Y. 12550
TEL: (845) 566-8650

PLAN FOR: FRED Jr. and KATHRYN WYGANT
FRANCIS and REBECCA ORLANDO

REVISIONS	DATE	DESCRIPTION	ACAD:WYLANDO	TOWN OF NEW WINDSOR	ORANGE COUNTY	NEW YORK
1/13/05	REVISED PER PL. BD. COMMENTS	Drawn: WBH				
		Checked:				
		Scale: 1"=20'				
		Date: 30 Nov 2004				
		Job No: 04-077				

Final Plan
LOT LINE CHANGE

05-01